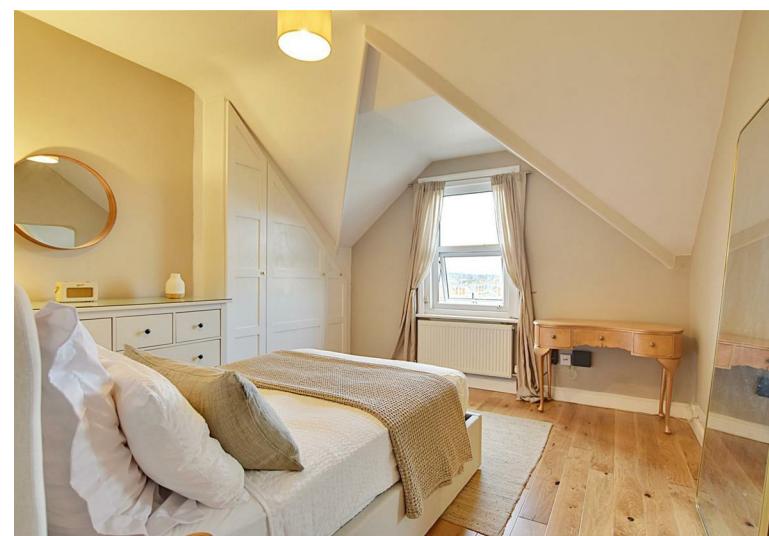


RUSH
WITT &
WILSON



Flat 4, Lancaster Court 11 Marina, Bexhill-On-Sea, East Sussex TN40 1DA
£229,995 Share of Freehold

A stunning two bedroom seafront apartment, situated opposite the 'De La Warr Pavilion' and within a stones throw of Bexhill Beach, Bexhill town centre and Bexhill train station, which offers direct links to London Victoria, Gatwick Airport & Ashford International. Internally, the property comprises, fitted kitchen, south facing living room with sea views and balcony, dining area, two double bedrooms and a bathroom suite. Other benefits include gas central heating, double glazed windows and doors throughout and ample storage space available. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.



Communal Entrance Hallway

Stairs rising to the top floor.

Private Entrance Hallway

Stairs rising to the first floor, double radiator.

Additional Storage Space

Accessed via the hallway providing ample storage space which is fully boarded.

Kitchen

9'5 x 7'3 (2.87m x 2.21m)

Fitted with a range of matching wall and base level units, laminate straight edge worktop surfaces, integrated electric oven, four ring electric hob with extractor canopy above, one and a half bowl sink with drainer and mixer tap, space for freestanding fridge and freezer, utility cupboard with space and plumbing for washing machine and tumble dryer, stunning wood flooring, tiled splashbacks.

Living Room

17'1 x 12'2 (5.21m x 3.71m)

Double glazed window and door overlooking the front elevation, stunning views of the picturesque De La Warr Pavilion and towards the sea with far reaching sea views, double glazed door giving access onto the sun balcony, double radiator, wood flooring.

Dining Area

13'1 x 6'3 (3.99m x 1.91m)

Double radiator.

Bedroom One

12'2 x 12'2 (3.71m x 3.71m)

Double glazed window to the rear elevation, radiator, built-in wardrobe cupboard.

Bedroom Two

10'5 x 9'10 (3.18m x 3.00m)

Double glazed window to the front elevation with stunning views towards the sea, radiator, built-in wardrobe cupboards, wood flooring.

First Floor

Landing

Access to loft space.

Bathroom

Modern suite comprising wc with low flush, wash hand basin with mixer tap, panelled bath with chrome mixer tap, additional wall mounted shower controls, chrome shower attachment and rain effect shower head.

Lease & Maintenance

Share of Freehold with 933 years remaining on the lease.

Maintenance TBA

Agents Note

Council Tax Band - A

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

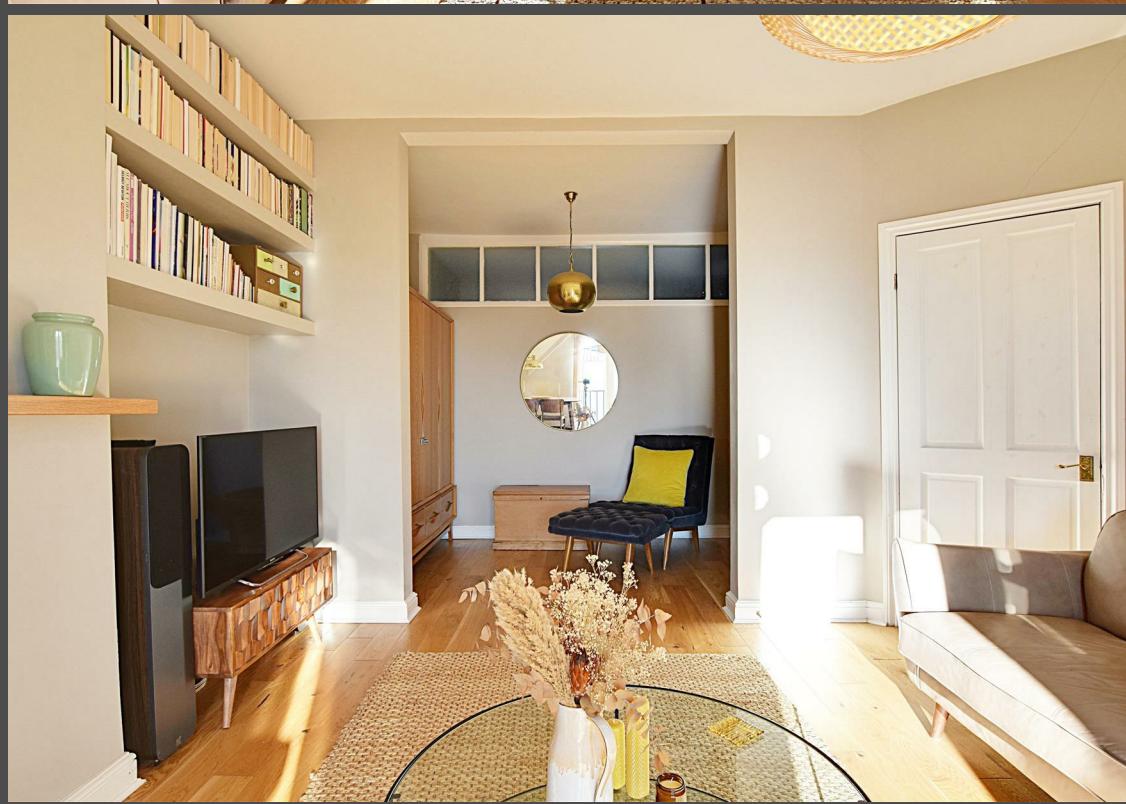
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4. VAT: The VAT position relating to the property may change without notice.

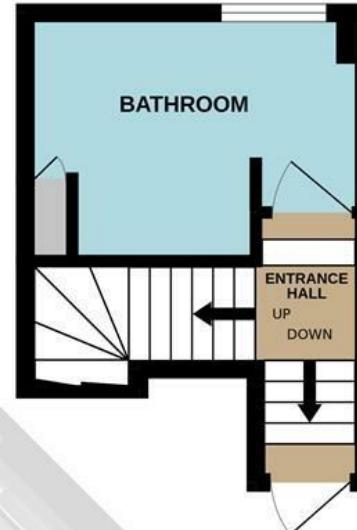
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



3RD FLOOR
717 sq.ft. (66.6 sq.m.) approx.

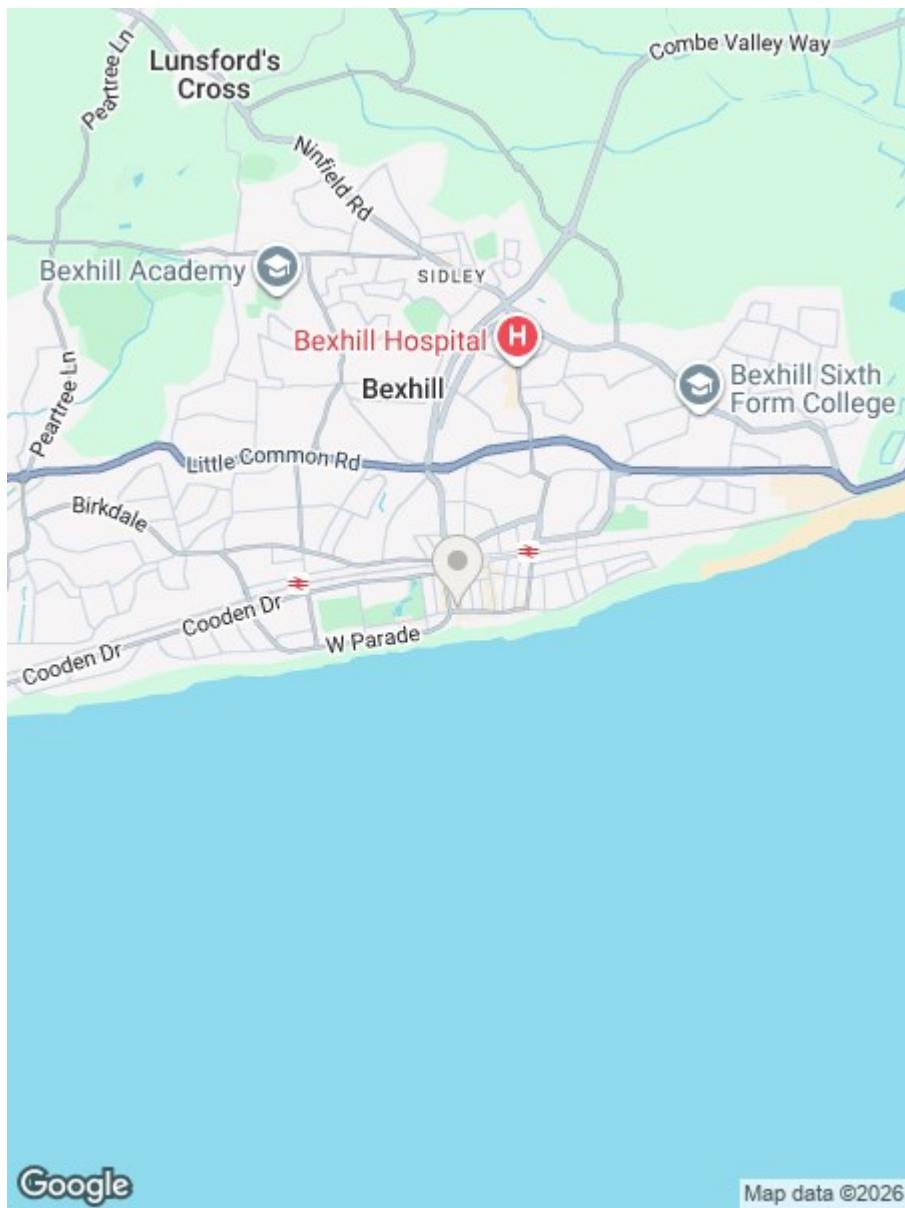


2ND FLOOR
133 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	